

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: Planning, Research & Development

AGENDA DATE: Introduction: July 12, 2005
Public Hearing: August 2, 2005

CONTACT PERSON/PHONE: Christina Valles, 541-4930

DISTRICT(S) AFFECTED: 8

SUBJECT:

An Ordinance granting Special Permit No. ZON05-00039, to allow for a parking reduction on the property described as the East 60 feet of Lots 1, 2, and 3, Block 273, Campbell Addition, El Paso, El Paso County, Texas, pursuant to Section 20.64.175 of the El Paso Municipal Code. The penalty being as provided in Chapter 20.68 of the El Paso Municipal Code.
Applicant: Barry O. and Barbara Coleman. ZON05-00039 (District 8)

BACKGROUND / DISCUSSION:

See attached report.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation

*******REQUIRED AUTHORIZATION*******

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: George Sarmiento, AICP

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON05-00039, TO ALLOW FOR A PARKING REDUCTION ON THE PROPERTY DESCRIBED AS THE EAST 60 FEET OF LOTS 1, 2, AND 3, BLOCK 273, CAMPBELL ADDITION, EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.64.175 OF THE EL PASO MUNICIPAL CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

WHEREAS, Barry O. and Barbara Coleman have applied for a Special Permit under Section 20.64.175 of the El Paso Municipal Code to allow for a parking reduction;

WHEREAS, the requirements of Section 20.64.175 have been satisfied; and

WHEREAS, a report was made by the City Plan Commission and a public hearing was held regarding such application;

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the property described as follows and more completely described in Exhibit "A" is in the A-O (Apartment-Office) District, requiring five (5) off-street parking spaces to serve a proposed professional office;

*The East 60 feet of Lots 1, 2, and 3, Block 273, Campbell Addition,
El Paso, El Paso County, Texas; and*

2. That the City Council hereby grants a Special Permit under Section 20.64.175 of the El Paso Municipal Code so that the parking requirements described in Paragraph 1 of this Ordinance may be satisfied with a parking reduction as described in Paragraph 3 of this Ordinance;

3. That the City Council hereby grants a Special Permit under Section 20.64.175 for a parking reduction of 80%, so that the property, required to provide five (5) off-street parking spaces, can satisfy the parking requirements by providing one (1) off-street parking space;

4. That this Special Permit is issued subject to the development standards in the A-O (Apartment-Office) District regulations and is subject to the approved Detailed Site Development Plan signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "B" and is incorporated herein by reference for all purposes;

5. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, **Special Permit No. ZON05-00039**, shall be subject to automatic termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.68 and any other legal or equitable remedy; and

6. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary to the City Plan Commission before building permits are issued.

PASSED AND APPROVED this _____ day of _____, 2005.

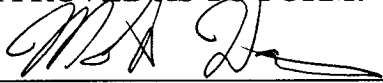
THE CITY OF EL PASO

ATTEST:

John F. Cook, Mayor


Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:



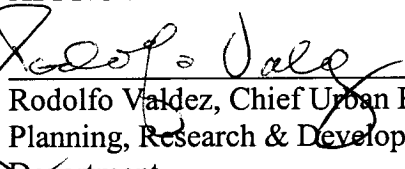
Matt Watson, Assistant City Attorney
Doc No. 13986

APPROVED AS TO CONTENT:



Christina Valles, Planner II
Planning, Research & Development
Department

APPROVED AS TO CONTENT:



Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development
Department

AGREEMENT

Barry O. and Barbara Coleman, the Applicants referred to in the above Ordinance, hereby agree to develop the above-described property in accordance with the approved Detailed Site Development Plan and in accordance with the standards identified in the A-O (Apartment-Office) District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 6 day of July, 2005.

By:

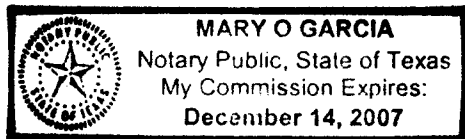
Barry O. Coleman
Barry O. Coleman
Barbara Coleman
Barbara Coleman

ACKNOWLEDGMENT

THE STATE OF TEXAS)
 Dallas)
COUNTY OF ~~EL PASO~~)

This instrument is acknowledged before me on this 6 day of July, 2005, by Barry Coleman and Barbara Coleman as Applicants.

My Commission Expires: 12-14-07



Mary O Garcia
Notary Public, State of Texas
Notary's Printed or Typed Name:
Mary O Garcia

Calderon Engineering

3031 Trawood Drive
El Paso, Texas 79936
(915) 855-7552
FAX: 855-8350

March 22, 2005

PROPERTY DESCRIPTION

Description of a parcel of land being the East 60.0 feet of Lots 1, 2, and 3, Block 273 Campbell's Addition, City of El Paso, El Paso County, Texas, as filed and recorded in Book 2, Page 68, Deed Records of El Paso County, Texas and being more particularly described by metes and bounds as follows:

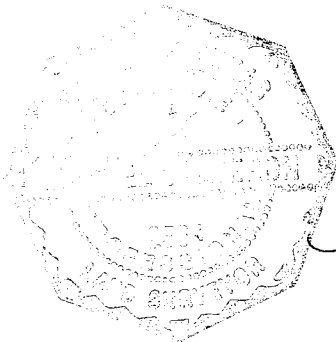
Beginning at a fence post corner marking the Southeast corner of Lot 1, and the intersection of the North right-of-way line of East Rio Grande Avenue, and the West right-of-way line of Florence Street in Campbell's Addition;

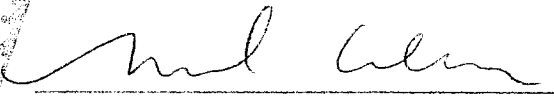
Thence South $52^{\circ}30'00''$ West, along the north right-of-way line of East Rio Grande Avenue a distance of 60.0 feet to a fence post corner;

Thence North $37^{\circ}30'00''$ West, a distance of 78.0 feet to a fence post corner;

Thence North $52^{\circ}30'00''$ East, along the common lot line between Lots 3 and 4, a distance of 60.0 feet to a fence post corner;

Thence South $37^{\circ}30'00''$ East, along the west right-of-way line of Florence Street, a distance of 78.0 feet to the "Point of Beginning" and containing in all 4,680.00 square feet or 0.107 acres of land more or less, a plat of survey dated March 22, 2005 is a part of this description and is attached hereto.




Manuel Calderon
Registered Professional Land Surveyor No. 2564
Calderon Engineering

KC-C7
519RIOGRANDE

EXHIBIT "A"

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

GEORGE G. SARMIENTO, AICP
DIRECTOR



CITY COUNCIL
ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
J. ALEXANDRO LOZANO, DISTRICT 3
MELINA CASTRO, DISTRICT 4
PRESI ORTEGA, JR., DISTRICT 5
EDDIE HOLGUIN JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

**PLANNING, RESEARCH &
DEVELOPMENT DEPARTMENT**

July 5, 2005

TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager

FROM: Christina Valles, Planner II

SUBJECT: ZON05-00039

The City Plan Commission (CPC), on June 16, 2005, voted **3 - 0** to recommend **APPROVAL** of this special permit request for a parking reduction, concurring with Staff's recommendation.

The CPC found that this special permit request is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this special permit request is in the best interest, health, safety and welfare of the public in general.

There was **NO OPPOSITION** to this request.

Attachment: Location Map

STAFF REPORT

Special Use Permit #: ZON05-00039

Property Owner(s): Barry O. and Barbara Coleman

Applicant(s): Barry O. & Barbara Coleman

Representative(s): Stephen H. Nickey

Legal Description: The East 60 Feet of Lots 1, 2, 3, Block 273, Campbell Addition

Location: 519 E. Rio Grande

Representative District: # 8

Area: 0.1074 Acres

Zoning: A-2 (Apartment)

Existing Use: Single Family Residential

Proposed Use: Reduction of Parking:
Spaces Required: 5
Spaces Provided: 1
Number and % Reduced: 4 (80%)

Recognized Neighborhood Associations Contacted: Central El Paso Community Organization,
El Paso High Neighborhood Association;
Houston Park Neighborhood Association

Surrounding Land Uses:

North -	A-2 (Apartment) / Single Family Residential
South -	A-2/sp (Apartment/special permit) / Church
East -	A-2 (Apartment) / Duplex
West-	A-2 (Apartment) / Single Family Residential

Year 2025 Designation: Residential (Central Planning Area)

**CITY PLAN COMMISSION HEARING, June 16, 2005
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

Special Use Permit: ZON05-00039

General Information:

The applicant is requesting a special permit to allow for an 80% parking reduction that will serve a proposed architect's office. This development requires 5 parking spaces and the request is to allow 1 parking space. The property is currently zoned A-2 (Apartment) with a proposed zoning change to A-O (Apartment/Office). The site is currently a single family residence and is 0.1074 acres in size. The proposed site plan shows the existing structure located on the site. Access is proposed via Florence Street; one handicap parking space is provided. There are no zoning conditions currently imposed on this property.

Information to the Commission:

The Planning Department has received **no calls or letters** in support or opposition to this application.

Staff Recommendation:

The Development Coordinating Committee (DCC) unanimously recommends **approval** of this special permit request.

The recommendation is based on the following:

The Plan for El Paso City-Wide Land Use Goals recommend that El Paso “provide designated locations for commercial development that do not adversely affect the health, safety and welfare of the community and where essential infrastructure is available to serve the development.”

The Year 2025 Projected General Land Use Map for the Central Planning Area designates this property for **commercial** land uses.

A-2 (Apartment) and A-O zoning permit Parking Reduction by special permit.

The Commission must determine the following:

- A. Will the special permit for Parking Reduction protect the best interest, health, safety and welfare of the public in general?

Information To The Applicant:

Building Permits and Inspections Department Notes:

No zoning comments.

Engineering Department, Development Division Notes:

No concerns.

Engineering Department, Traffic Division Notes:

No apparent traffic concerns with the proposed parking reductions.

Fire Department Notes:

No concerns.

El Paso Water Utilities Notes:

No comments.

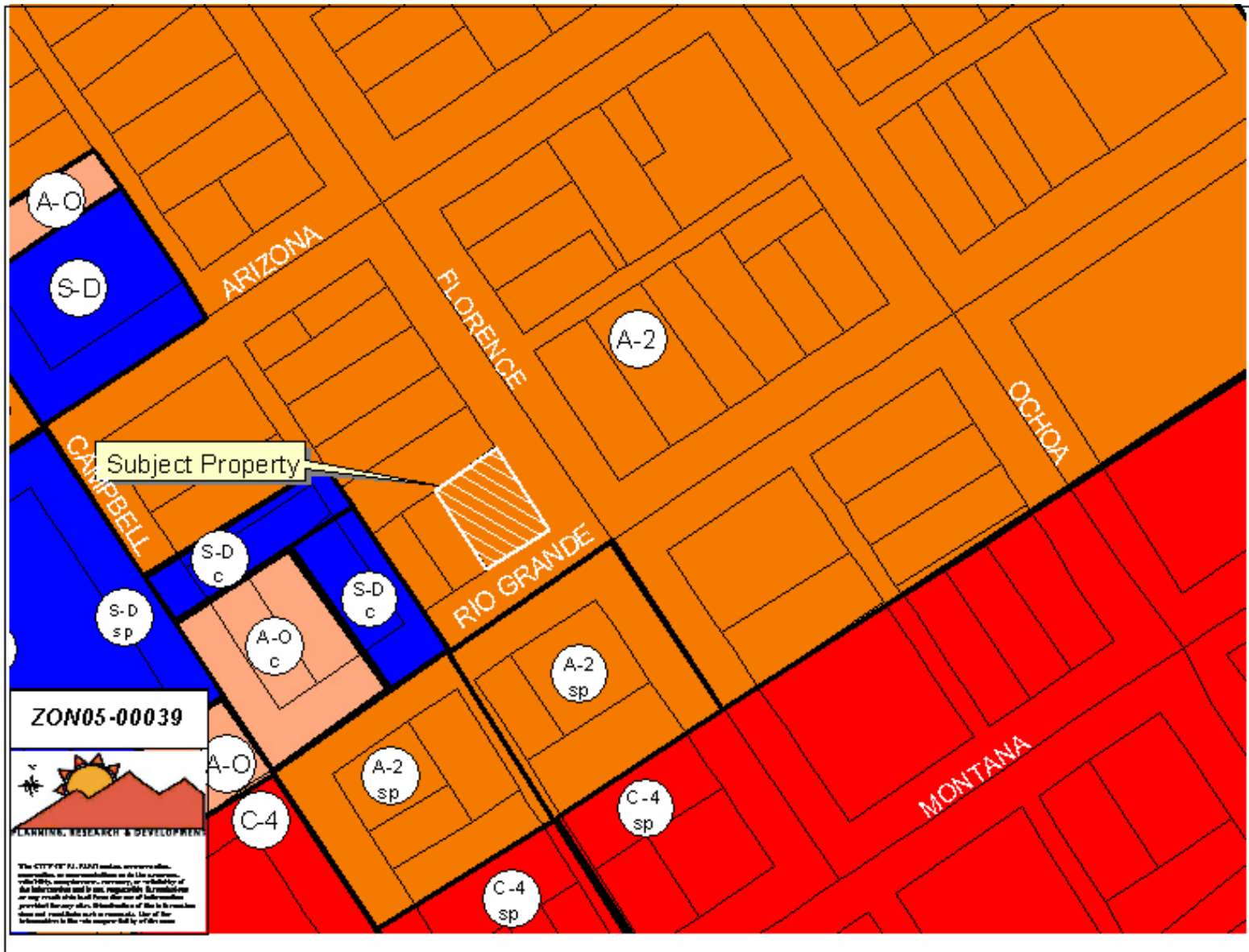
Planning, Research & Development Department Notes:

Recommend approval of the parking reduction.

ATTACHMENT: Site Plan, location map.

NOTE TO THE PROPERTY OWNER: CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING, RESEARCH AND DEVELOPMENT DEPARTMENT AT (915) 541-4056.

LOCATION MAP



AERIAL MAP



GENERALIZED PLOT PLAN

